

**BOARD OF ZONING APPEALS  
CITY OF WILLMAR, MN  
MONDAY, OCTOBER 20, 2014**

**MINUTES**

1. The Willmar Board of Zoning Appeals met on Monday, October 20, 2014 at 5:00 p.m. at the City Office Building.

**\*\* Members Present:** Ross Magnuson, Larry Brown, Jeff Kimpling, Jay Lawton, and Jim Rudnick.

**\*\* Members Absent:** Andrew Bjur, and Beverly Dougherty.

**\*\* Others Present:** Jennifer Halverson, Doug Halverson, and Megan M. DeSchepper-Planner.

2. HALVERSON FRONT AND SIDE YARD SETBACK VARIANCE-FILE NO. 14-05:  
The public hearing opened at 5:01 p.m. Jennifer and Doug Halverson presented a variance request to allow a side yard setback of 4' for a garage addition and a front yard setback of 24' for a porch addition on property legally described as follows: Lot 4, Block 5, Perkins 5<sup>th</sup> Addition (1108 11<sup>th</sup> Ave. SE). The property is zoned R-3 (Low Density Multiple Family Residential), and the Zoning Ordinance stipulates a 10' side yard setback and a 30' front yard setback. Ms. Halverson explained that due to location of egress windows and the existing addition in the back yard an addition onto the back of the existing garage is not a feasible option or is a detached garage in the back yard. The proposed addition onto the front of the home is for an open air porch with a roof.

Staff comments were reviewed and discussed (see Attachment A).

No one appeared to speak for or against the request, the public hearing closed at 5:15 p.m.

The Board discussed the varied neighborhood with a mix of single family homes, Bethesda a large nursing home facility to the south, and the County behavioral health facility to the east. They talked about the setback of the Bethesda building to the west and the parking lot expansions to the west and south all of which are closer to the street than the Halverson request.

Mr. Lawton made a motion, seconded by Mr. Brown, to approve the variance requests as requested.

The motion carried.

The reasoning the Board gave for approval of the variance was that variance is in harmony with the Zoning Ordinance's purpose and intent and consistent with the

comprehensive plan as the residential use and expansion is permitted in that zoning district. The request puts the property to use in a reasonable manner by adding onto the garage and building a covered porch. The situation is unique as there are larger more intense uses in the neighborhood at a closer setback than requested. The request will not alter the essential character of the neighborhood and the look of the neighborhood will not be negatively impacted since the lots are small and houses compact.

3. There being no further business to come before the Board, the meeting adjourned at 5:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Megan M. DeSchepper".

Megan M. DeSchepper, AICP  
Planner/Airport Manager

**BOARD OF ZONING APPEALS- OCTOBER 20, 2014**

***STAFF COMMENTS***

1. HALVERSON FRONT AND SIDE SETBACK VARIANCE- FILE NO. 14-05:

- The applicant is Doug & Jennifer Halverson, Willmar, MN.
- The applicant requests a 4' side yard setback and front yard 24' setback to allow for a garage addition off the side and porch addition off the front of the home on property legally described as: Lot 4, Block 5, Perkins 5<sup>th</sup> Addition (1108 11<sup>th</sup> Ave. SE).
- The property is zoned R-3 (Low Density Multi-Family Residential).
- Zoning Ordinance allows 10' side setbacks and 30' front setback.
- Parking setback variances of 0' were approved by the Board of Zoning Appeals earlier this year on the same block for the Bethesda expansion project.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.